



Gravesham Council

BY EMAIL ONLY

Growth and Communities

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6th May 2026

Dear Katherine Perkins

Land North of Camer Road, Meopham Gravesend Kent 20260207

Thank you for the opportunity to comment on the Camer Road application.

The proposed development demonstrates a strong commitment to creating a healthy, active and sustainable community. The significant provision of green and blue infrastructure, active travel networks, community facilities, school and supporting infrastructure have a clear potential to deliver positive outcomes for physical health, mental wellbeing, social cohesion and environmental quality.

Green Space

It is welcomed that over 50% of the site is proposed as green space, supporting access to nature, and biodiversity. The integration of green infrastructure with walking and cycling routes, particularly around parks, allotments and open spaces, is positive and supports everyday movement. The use of outdoor environments contributes positively to a healthy built environment and healthy communities. Please see the attached link for improving access to green space

[Improving access to greenspace: 2020 review](#)

Further clarification or recommendations are set out below:

- Are there any measures in place for long-term management and stewardship of green and blue spaces?

- Will there be any restriction on removing trees/shrubbery within frontage of housing?

Please see attached guidance for edible gardens for the local green and allotment spaces on the development.

[GC PracticalGuide EGC.qxd](#)

Spatial Layout, Access and Community Cohesion

Below are links to Healthy Places and 20-minute neighbourhoods that may be useful.

[BFL-2020-Brochure.pdf](#)

[Planning for healthy places: a practical guide for local authorities on embedding health in Local Plans and planning policies in England](#)

[The 20-minute neighbourhood](#)

The inclusion of a 2FE primary school, local centre with shops, sports facilities and a community centre is welcomed.

School

- Further clarification is sought on when the school bus loop will be delivered, and it is recommended that its provision is secured through phasing for first occupation, to avoid early-phase residents being reliant on private car travel.
- Walking and cycling connections to neighbouring areas and schools need to be addressed at early stages for first occupancy otherwise car use is the only option.

Please see attached link for Healthy Streets and Active Travel guidance

[Healthy Streets | Making streets healthy places for everyone](#)

[Active Travel Toolbox - Walk Wheel Cycle Trust](#)

Sports Centre

- Locating the Sports Centre at the heart of the development could create a stronger sense of arrival and shared ownership by the wider community.

- Positioning the Sports Centre near the school could support inclusion and improved access for the school children.
- Further clarity is sought on whether inclusive and accessible facilities are provided within the sports provision.

It is recommended that the applicant work with Active Kent & Medway as part of the emerging joint Playing Pitch and Indoor Built Facilities Strategy at Gravesham Borough Council.

Please see Sport England Active Design for useful information

[Active Design | Sport England](#)

Active Travel & Access

The development places a strong emphasis on walking, cycling and public transport, and the proposed linkages between the two railway stations have the potential to significantly improve connectivity and encourage more sustainable travel choices.

It is important to ensure that all connecting walking and cycling routes are delivered and improved in advance of first occupancy, so that routes are well lit, direct, safe, attractive and suitably overlooked. This will help to maximise their use and further encourage active travel to both railway stations, surrounding neighbourhoods and local amenities.

The proposed school bus loop also has the potential to encourage sustainable travel and reduce car dependency; however, bus service provision in this area is currently poor. As the school is proposed to be delivered in the later phases of the development, further clarification is sought on when the bus service will be implemented. Delaying delivery until completion of the school would fail to meet the needs of residents occupying earlier phases of the development.

[Active Travel Toolbox - Walk Wheel Cycle Trust](#)

The site currently relies on a single main access point, with a second route limited to emergency and bus use.

- There is potential congestion at single access point & increased traffic associated with visitors accessing the sports & community facilities, (especially if sports and play facilities are located at the opposite end of the site) What measures have you established to mitigate traffic issues.

As well as potential traffic concerns, the siting of key facilities at the periphery of the site may:

- Reduce visibility and accessibility
- Weaken community cohesion and sense of arrival. A more central location could create a stronger sense of arrival and shared ownership.

Housing

The provision of 50% affordable housing is strongly welcomed and supports inclusive growth and health equity. Further commitment is encouraged to age-friendly and adaptable housing, including:

- Building Regulations M4(2) where appropriate
- M4(3) wheelchair-accessible homes where need is identified (policy)

This would strengthen inclusivity and support independent living across the life course and reducing health care pressures.

[Campaign for Healthy Homes](#)

Overall, this is a positive scheme with strong foundations for supporting health and wellbeing. To maximise its potential, it is recommended that the applicant

- Ensure all walking and cycling connections into the new development are of suitable standard
- Considers a more central placement of key community and sports facilities
- Provide greater clarity around phasing of bus transport
- Strengthen inclusive design, including age-friendly housing and accessible sports provision
- Encourage engagement with NHS ICB for local healthcare provisions
- Commits to a robust Health Impact Assessment approach at Reserved Matters stage, with clear mitigation, monitoring and management measures
- Considers long-term community stewardship and maintenance arrangements

The development has the potential to deliver long-term, equitable health benefits for new and existing residents.

The Principal Planning for Health Officer would welcome ongoing engagement with the applicant and Gravesham Borough Council to offer additional guidance that could further enhance the health and wellbeing outcomes of this development proposal.

Yours faithfully,

Tammy Foster

Principal Planning for Health Officer